

# Agenda Item Form

Agenda Date: July 20, 2004

Districts Affected: District 8

Dept. Head/Contact Information: Byron Johnson/Alfonso Guerrero Jr.

## Type of Agenda Item:

- |                                                                                     |                                                   |                                                    |
|-------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Resolution                                                 | <input type="checkbox"/> Staffing Table Changes   | <input type="checkbox"/> Board Appointments        |
| <input type="checkbox"/> Tax Installment Agreements                                 | <input type="checkbox"/> Tax Refunds              | <input type="checkbox"/> Donations                 |
| <input type="checkbox"/> RFP/ BID/ Best Value Procurement                           | <input type="checkbox"/> Budget Transfer          | <input type="checkbox"/> Item Placed by Citizen    |
| <input type="checkbox"/> Application for Facility Use                               | <input type="checkbox"/> Bldg. Permits/Inspection | <input type="checkbox"/> Introduction of Ordinance |
| <input type="checkbox"/> Interlocal Agreements                                      | <input type="checkbox"/> Contract/Lease Agreement | <input type="checkbox"/> Grant Application         |
| <input checked="" type="checkbox"/> Other <u>Request for Professional Services.</u> |                                                   |                                                    |

## Funding Source:

- ☐ General Fund
- ☐ Grant (duration of funds: \_\_\_\_\_ Months)
- ☒ Other Source: General Operating Funds, Appraisal Services

## Legal:

- ☒ Legal Review Required      Attorney Assigned (please scroll down): None      ☐ Approved      ☐ Denied

Timeline Priority: ☒ High      ☐ Medium      ☐ Low      # of days: \_\_\_\_\_

## Why is this item necessary:

To comply with the Planning, Research, and Development Department's request for appraisal services for a portion of Pizarro Road (located in the Northwest El Paso). The appraisal of this property is needed to comply with a request by Terry and Sandra Squier to vacate the roadway in order to incorporate the right-of-way within the two adjacent lots which they currently own.

## Explain Costs, including ongoing maintenance and operating expenditures, or Cost Savings:

Generates additional revenue for the City of El Paso.

## Statutory or Citizen Concerns:

None

## Departmental Concerns:

None

DATE: July 14, 2004  
TO: Municipal Clerk  
FROM: Byron E. Johnson, C.P.M.  
Director of Purchasing x 4313  
THRU: Aurora Wells  
Interim Bid Clerk ext. 4038



Please place the following item on the **CONSENT** agenda for the Council Meeting of **JULY 20, 2004.**


Item should read as follows:

That the Mayor be authorized to sign an appraisal services agreement, pursuant to requirements set forth in 19.44 of the City of El Paso Municipal Code, with RALPH SELLERS & ASSOCIATES, for the appraisal of a .1107 acre portion of Pizarro Road, as more fully described in such appraisal services agreement as made part of City street vacation application SV04003 in the amount of \$1,800.00. Funding from General Operating Fund – Appraisal Services (01101-99010273-502101). District 8.

Contact person: Alfonso Guerrero, Interim Procurement Analyst at 541-4654.

\*\*\*\*\*  
AGENDA FOR: **JULY 20, 2004**  
\*\*\*\*\*

**PURCHASING DEPARTMENT**

DATE: July 14, 2004  
TO: Municipal Clerk  
THRU: Byron E. Johnson, Director  
PURCHASING DEPARTMENT – X4313  
FROM: Alfonso Guerrero Jr.  
Procurement Analyst – X4654 

Please place the following item on the Consent Council Agenda for the  
Council Meeting of **July 20, 2004.**

That the Mayor be authorized to sign an appraisal services agreement, pursuant to requirements set forth in 19.44 of the City of El Paso Municipal Code, with RALPH SELLERS & ASSOCIATES, for the appraisal of a .1107 acre portion of Pizarro Road, as more fully described in such appraisal services agreement as made part of City street vacation application SV04003 in the amount of \$1,800.00. Funding from General Operating Fund – Appraisal Services (01101-99010273-502101). District 8.

## RESOLUTION

### BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign an appraisal services agreement, pursuant to requirements set forth in 19.44 of the City of El Paso Municipal Code, with RALPH SELLERS & ASSOCIATES, for the appraisal of a .1107 acre portion of Pizarro Road, as more fully described in such appraisal services agreement as made part of City street vacation application SV04003.

**ADOPTED** this 20<sup>th</sup> day of July, 2004.

THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
Joe Wardy  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Matt Watson  
Assistant City Attorney

APPROVED AS TO CONTENT

\_\_\_\_\_  
Byron Johnson  
Director of Purchasing

## **AGREEMENT FOR APPRAISAL SERVICES**

THIS AGREEMENT, is entered into this 20th day of July, 2004, between the **CITY OF EL PASO, TEXAS**, a municipal corporation, hereinafter, the "City", and **RALPH SELLERS & ASSOCIATES**, hereinafter, the "Appraiser",

WHEREAS, the City desires the Appraiser to furnish to the City an independent professional appraisal of the City's right-of-way easement interest in approximately .1107 acres (4,821.00 square feet) of land, more particularly described as a portion of Pizarro Road, Coronado Hills Unit 6, located in the City of El Paso, El Paso County, Texas,

NOW, THEREFORE, the City and the Appraiser, for the consideration and under the conditions hereinafter set forth, agree as follows:

1. Term of Agreement. This contract for appraisal services shall begin on July 20, 2004.
2. Property to be Appraised. A description of the real property and the interest therein to be appraised are set forth as the City's right-of-way easement interest in approximately .1107 acres (4,821.00 square feet) of land, more particularly described as a portion of Pizarro Road, Coronado Hills Unit 6, located in the City of El Paso, El Paso County, Texas.
3. Purpose of Appraisal. The appraisal to be furnished under this Agreement is required by the City for its use in determining the market value of the City's interest in the public right-of-way. The vacation applicant will be required to pay this amount as consideration for any vacation, should one be approved.
  - 3.1 Date of Valuation. The Appraiser's valuation shall be as of the date of the vacation application submittal which is May 19<sup>th</sup>, 2004.
4. Scope of Appraiser's Services. The Appraiser agrees to perform the following services:
  - 4.1 Appraisal. Appraise the real property described in Article 2 of this Agreement and prepare and deliver to the City by noon on Friday, July 30, 2004 an appraisal report in four (4) copies conforming to the provisions of this Agreement.
  - 4.2 Property Inspection. Personally inspect the property and other elements of value thereon or belonging thereto. If the Appraiser's inspection or investigation discloses a sale of a portion of a parcel by an unrecorded contract of sale or otherwise, the Appraiser shall furnish all acquired information in written form in this regard.
  - 4.3 Valuation Data. Make such investigations, studies and property inspections as are appropriate to enable the Appraiser to derive sound conclusions and to prepare the appraisal reports to be furnished under this Agreement.

5. Contents of Report. The appraisal report to be furnished by the Appraiser to the City in accordance with this Agreement shall contain the Appraiser's conclusions and opinions, together with the data and analyses by which they are derived, as set forth below. The appraisal report on the real property shall consist of a cover sheet as provided in Paragraph 5.1, followed by a report furnishing the Appraiser's opinions and conclusions and the data and analyses on which they are based. This report shall include:

5.1 Appraisal Summary. A cover sheet headed "Appraisal Report for the City of El Paso and its Agents", which may be a printed form, completed to provide the following:

- a. Project name and date of report
- b. Legal description of the property
- c. Date or dates of the Appraiser's inspection of the property.
- d. The Appraiser's estimate of the market value for the City's interest in the property.
- e. Certifications of the Appraiser, (1) that he personally made an inspection of the property; (2) that, to the best of his knowledge and belief, everything contained in the report is true and no relevant and important fact has been omitted; (3) that neither his employment nor his compensation is contingent on the valuation reported; and (4) that he has no past, present or prospective interest (including that of real estate agent or broker) in the property, the parties involved, or any other interest that would conflict in any way with the services performed.
- f. A certification that, in the Appraiser's opinion, the market value of the City's interest in the property is an amount to be stated as of the date of valuation above.
- g. The signature of the Appraiser.

5.2 Legal and Title Matters Affecting Value. Report of any personal observations by the Appraiser of any valuation relevant condition of the property, and any other legal or title matters affecting the available lawful uses or the value of the property.

5.3 Highest and Best Use. The Appraiser's opinion as to the highest and best use for the property to the extent applicable.

5.4 Property Valuation and Appraisal Analyses. The opinion of the Appraiser as to the market value of the property. The appraisal report shall contain a description of the reasoning process used by the Appraiser in reaching his conclusion as to value and all data and analyses needed to explain and support his valuation.

- a. Such maps, plans, photographs or other exhibits, as necessary, to explain or illustrate the analyses of the Appraiser.
- b. The Appraiser's evaluation of the indications of value deduced from his separate analyses of the various evidences of value and an explanation of how he reached his final conclusion as to the market value of the property.

6. Provided by City. The City agrees to furnish the Appraiser the following:

6.1 Parcel Map. A map or plat, based on official records, of the property described in Article 2 hereof, showing the boundaries and dimensions of each parcel to be appraised.

6.2 Ownership Data. The legal description of the parcel to be appraised.

6.3 Legal Advice. Advice, upon request of the Appraiser, on legal matters affecting the appraisal of the City's interest in the property to be appraised.

7. Payment. In consideration of the undertakings and agreements on the part of the Appraiser contained in this Agreement, the City agrees to make payment to the Appraiser upon satisfactory completion by the Appraiser of services to be provided hereunder and the submission to the City of the properly certified invoices therefore, as follows: For appraisal services and reports furnished by the Appraiser and accepted by the City, the City agrees to pay an amount not to exceed ONE THOUSAND EIGHT HUNDRED AND NO/100THS DOLLARS (\$1,800.00), which shall constitute full payment to the Appraiser for all of said services and for all supplies, materials and equipment used or furnished by the Appraiser and all expenses incurred by the Appraiser in, or in connection with, the performance of said services.

8.0 Assignment. The Appraiser's rights, obligations, and duties under this Agreement shall not be assigned in whole or in part.

8.1 Compliance with Local Laws. The Appraiser shall commit no trespass on any public or private property in the performance of the work embraced by this agreement. The Appraiser shall comply with all applicable state and local laws.

8.2 Law Governing Agreement. For the purpose of determining place of agreement and the law governing same, this agreement is entered into in the City and County of El Paso, State of Texas, and shall be governed by the laws of the State of Texas.

8.3 Entire Agreement. This contract constitutes the entire agreement between the parties and shall not be amended or modified except by written instrument signed by both parties.

8.4 Independent Contractor. Nothing contained herein shall be construed as creating the relationship of employer and employee between the City and the Appraiser, and the Appraiser shall be deemed at all times to be an Independent Contractor.

9. Termination. If, through any cause, the Appraiser shall fail to fulfill in a timely and proper manner his obligations under this Agreement, the City may, upon written notice to the Appraiser, terminate the right of the Appraiser to proceed under this Agreement or with such part or parts thereof as to which there has been default. In the event of such termination, any completed reports prepared by the Appraiser under this Agreement shall, at the option of the City, become its property and the Appraiser shall be entitled to receive equitable compensation for work completed to the satisfaction of the City.

10. Interest of City Officials or Employees. No City Official or Employee shall participate in any decision relative to this Agreement affecting, directly or indirectly, his personal interests.

11. Notices. All notices given or made to the Appraiser hereunder shall be deemed to be duly and properly given or made if mailed to the address specified below, or delivered personally to the Appraiser. All notices or other papers given or delivered to the City hereunder shall be deemed to be sufficiently given or delivered if mailed, postage prepaid, to:

Office of the Mayor  
City of El Paso  
#2 Civic Center Plaza  
El Paso, Texas 79901-1196

Those to the Appraiser shall be sent to:

Ralph Sellers & Associates  
Attn: Curtis R. "Pete" Sellers  
200 Bartlett, Suite 115  
El Paso, Texas 79912

TO WITNESS WHEREOF, the signatures of the parties:

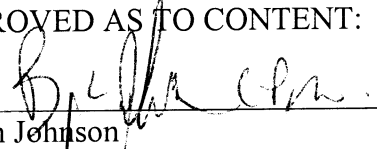
THE CITY OF EL PASO

\_\_\_\_\_  
Joe Wardy  
Mayor

ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

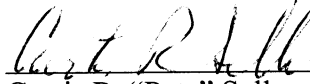
APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Byron Johnson  
Director of Purchasing

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Matt Watson  
Assistant City Attorney

RALPH SELLERS & ASSOCIATES

  
\_\_\_\_\_  
Curtis R. "Pete" Sellers



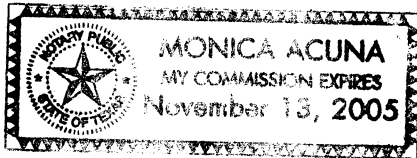
Acknowledgment

THE STATE OF TEXAS     )  
                                      )  
COUNTY OF EL PASO     )

This instrument was acknowledged before me on this 15<sup>th</sup> day of July,  
2007, by CURTIS R. "PETE" SELLERS for **RALPH SELLERS & ASSOCIATES**.

My Commission Expires: 11/13/05

Monica Acuna  
Notary Public, State of Texas  
Notary's Name Printed:  
Monica Acuna





**CITY OF EL PASO, TEXAS  
PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT**

**July 14, 2004**

**TO:** Byron Johnson, Director of Purchasing

**FROM:** Rudy Valdez, Chief Urban Planner

A handwritten signature in black ink, appearing to read "Rudy Valdez", is written over the printed name.

**SUBJECT:** Recommendation for Sellers & Associates

The Planning Department has reviewed the qualifications received from the two responsive firms for appraisal services required in connection with the vacation of a portion of Pizarro Road (located in Northwest El Paso). Terry and Sandra Squier are requesting the vacation of the roadway in order to incorporate the right-of-way within the two adjacent lots that they currently own. Based on the review of qualifications, Sellers and Associates was selected as the appraisal firm. Their subsequent submittal indicating a cost of \$1,800 and time being of the essence to complete the appraisal is also acceptable.

Appraisal is for portion of Pizarro Road generally located north of North of Belton Road and South of Cadiz Road and more specifically adjacent to Lot 9, Block 59 and Lot 13, Block 71, Coronado Hills Unit 6. The right-of-way is to be appraised as fee simple.

Funding for the appraisal contract is in Account 502101, Fund 01101 and Dept ID 99010273

Should you require further information you may reach me at 541-4635.

✓ Cc: Alfonso Guerrero, Purchasing

# RWS

**RALPH SELLERS & ASSOCIATES**

200 Bartlett, Suite 115 • El Paso, TX 79912  
915-581-1508 • Fax 585-2327

Curtis R. "Pete" Sellers, GAA, TX & NM St. Cert.  
Sharon Monsen, TX & NM St. Cert.  
Beverly Sellers, TX St. Cert.

July 14, 2004

Mr. Alfonso Guerrero, Jr.  
Procurement Analyst  
Purchasing Department  
P. O. Box 1919  
El Paso, Texas 79999  
Via E-mail guerreroap@elpasotexas.gov

Reference: A portion of Pizarro Road, Coronado Hills Unit 6, El Paso, El Paso County, Texas

Dear Mr. Guerrero:

Thank you for the opportunity to submit a fee quote to appraise the above captioned property. It is my understanding the purpose of the appraisal is to estimate the market value of the City's interest of the right-of-way easement. It is assumed the definition of market value you require is that used by agencies which regulate federally insured financial institutions. The use of the appraisal is to assist in the possible disposition of subject. The appraisal assignment will be in compliance of FIRREA and USPAP.

It is understood time is of the essence. Therefore, our fee to appraise this property will be \$1,800. Delivery of four original complete appraisal reports in a summary format on the property will be no later than July 29, 2004.

If you have any questions, please feel free to call me. Thank you again for this consideration.

Respectfully,

Curtis R. "Pete" Sellers, GAA

xc: Matt Watson at watsonmx@elpasotexas.gov



July 14, 2004

Mr. Curtis R. Sellers  
Ralph Sellers and Associates  
200 Bartlett, Suite 115  
El Paso Texas 79912  
Via Facsimile: 915-585-2327

REF.: Request for Fee Quote for Appraisal Services for a Portion of Pizarro Road,  
Coronado Hills Unit 6, City of El Paso, El Paso County, Texas, PID# C818-  
999-0710-4700)

Dear Mr. Sellers:

The City of El Paso has reviewed and evaluated the qualifications submitted by participating appraisal companies and has selected your firm to perform appraisal services to establish the fair market value for the property cited.

Please provide the City with your fee quote and the appraisal completion time. As in all appraisals, time is of the essence and will be highly considered with your fee quote by City staff. Expedition of the appraisal process is of the utmost priority.

Please provide your quote as soon as possible. Send your quote to the attention of Alfonso Guerrero Jr., 2 Civic Center Plaza 7<sup>th</sup> Floor, Purchasing Department, Fax: 915-541-4347, e-mail: [guerreroap@elpasotexas.gov](mailto:guerreroap@elpasotexas.gov). Quote may be received by mail, fax, e-mail, or hand delivery.

Sincerely,

A handwritten signature in cursive script, reading "Alfonso Guerrero Jr.", is written over a horizontal line.

Alfonso Guerrero Jr.  
Procurement Analyst  
City of El Paso  
Ph: 915-541-4654  
Fax: 915-541-4347



**CITY OF EL PASO  
PURCHASING DEPARTMENT  
MEMORANDUM**

**Date:** June 16, 2004

**To:** Matt Watson, Assistant City Attorney

**From:** Alfonso Guerrero Jr., Procurement Analyst

**Subject:** Request for Firm Qualifications regarding appraisal of portion of Pizarro Road, Coronado Hills Unit 6, El Paso Texas

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From the list of appraisers contacted for firm qualifications, only two responded. Attached are copies of the two firm qualifications received for your review. If you have any questions please contact me at 541-4654.

Thank you.

Cc Rudy Valdez, Chief Urban Planner



**PURCHASING DEPARTMENT**

**P.O. BOX 1919**

**EL PASO, TEXAS 79999-1919**

**Ph: (915) 541-4308 Fax: (915) 541-4347**

**REQUEST FOR FIRM QUALIFICATIONS**

The City of El Paso requires appraisals to establish the fair market value of the property listed below:

**(Portion of Pizarro Road, Coronado Hills Unit 6, City of El Paso, El Paso County, Texas,  
PID# C818-999-0710-4700)**

Please furnish this office with your firm's qualifications for evaluation. Your standard appraisal qualifications are adequate. Please note that the selection of a firm will be based on these qualifications. Firm qualifications should include the following:

Please describe your business. Where is your business office located? How many years has your company been in the Real Estate Appraisal business? How many people are on your staff and what are their roles?

What familiarity and expertise do you and/or the members of your appraisal firm has in the El Paso real estate market?

What property types do you and/or your firm has the most appraisal experience? (Commercial, residential, industrial . . .)

Is your appraisal firm registered as a Disadvantaged Business Enterprise (DBE), Minority Business Enterprise (MBE), or a HUB (Historically Underutilized Business)?

Provide at least three (3) references, preferably within El Paso County, that can attest to the quality and variety of services provided by your firm. Please include a contact name and telephone number with each reference.

Additionally, please submit a resume of qualifications for you and your appraisal staff citing the following criteria as they pertain to your specific situation:

1. Professional designations.
2. Organizations affiliated with, either directly or indirectly, in relation to the appraisal profession.
3. Educational background, including recognized course work specifically in the real estate field.
4. Experience regarding the property types to be appraised, expert witness in eminent domain proceedings, and before and after appraisal for just compensation.
5. Geographic area of expertise.
6. Experience in performing Review Appraisals.

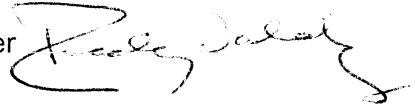
Please provide your qualifications to my attention **no later than noon (12:00 pm) June 15, 2004**. You may provide your qualifications to my attention, via facsimile, at 915-541-4347 or e-mail [guerreroap@elpasotexas.gov](mailto:guerreroap@elpasotexas.gov). If you have any questions or require additional information regarding this matter, please call me at 915-541-4654.

Sincerely,  
Alfonso Guerrero, Jr.  
Procurement Analyst



**CITY OF EL PASO, TEXAS  
PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT**

**M E M O R A N D U M**

✓ **TO:** Byron Johnson, Director of Purchasing  
**FROM:** Rudy Valdez, Chief Urban Planner   
**DATE:** June 7, 2004  
**SUBJECT:** Street Vacation-Portion of Pizarro Road

Attached for your review and information are copies of the application, survey map and metes and bounds and location map for the proposed vacation of portion of Pizarro Road. The applicants are Terry J. and Sandra Squier. Please prepare the necessary paper work in order to obtain the appraisal of the property so that we can then proceed to City Council with the ordinance to vacate the subject right-of-way. If you can also let me know what the cost of the appraisal so that we can obtain the monies prior to conducting the appraisal. If you should need any additional information please call me at X4635.

Cc: Matt Watson, Assistant City Attorney



# APPLICATION FOR VACATION OF PUBLIC EASEMENTS AND RIGHTS-OF-WAY

DATE MAY 12-2004

1. APPLICANTS NAME Terry & SANDRA SQUIER  
ADDRESS 5111 CAMINO DELA UTA ZIP CODE 79932 TELEPHONE 915-494-4967
2. Request is hereby made to dedicate the following: (check one)  
Street ☒ Alley \_\_\_\_\_ Easement \_\_\_\_\_ Other \_\_\_\_\_  
Street Name(s) PIZARRO Subdivision Name CORONADO HILLS UNIT 6  
Abutting Blocks 12 Abutting Lots 9 & 13
3. Reason for the vacation request: REMOVE EYE SORE AND JOIN THE TWO PROPERTIES WITH A COMMON AREA FOR ENJOYMENT OF TENANTS - ELIMINATE IMPROPER DRAINAGE AND PAVING WITH DEBRIS
4. Surface Improvements located in subject property to be dedicated:  
None \_\_\_\_\_ Paving ☒ Curb & Gutter \_\_\_\_\_ Power Lines/Poles \_\_\_\_\_ Fences/Walls \_\_\_\_\_ Structures \_\_\_\_\_ Other \_\_\_\_\_
5. Underground Improvements located in subject right-of-way:  
None \_\_\_\_\_ Telephone \_\_\_\_\_ Electric \_\_\_\_\_ Gas \_\_\_\_\_ Water \_\_\_\_\_ Sewer \_\_\_\_\_ Storm Drain \_\_\_\_\_ Other NOT KNOWN
6. Future use of the vacated right-of-way:  
Yards \_\_\_\_\_ Parking \_\_\_\_\_ Expand Building Area \_\_\_\_\_ Replat with abutting Land \_\_\_\_\_ Other ☒ COMMON AREA FOR RESIDENTS OF ADJACENT PROPERTY
7. Related applications, which are pending (give name or file number): NONE  
Zoning \_\_\_\_\_ Board of Adjustment \_\_\_\_\_ Subdivision \_\_\_\_\_ Building Permits \_\_\_\_\_ Other \_\_\_\_\_
8. Signatures: All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).  

Signature	Legal Description/Address	Telephone Number
<u>Terry Squier</u>	<u>6443-6444 PIZARRO</u>	<u>915 494 4967</u>
<u>Sandra A. Squier</u>	<u>6443-6444 PIZARRO</u>	<u>915 494 4967</u>
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted, will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

## FEE AMOUNTS:

Easement Vacation \$342.60  
☒ Street, Alley, Other Rights-of-Way Vacation \$571.00

## CASHIER'S VALIDATION

SV04008

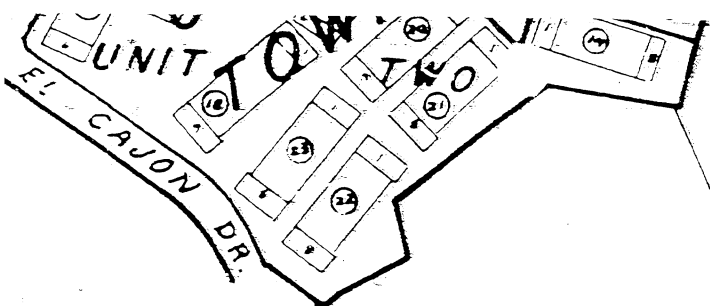
Signed By:

Terry Squier Sandra A. Squier  
Land Owner/Applicant/Agent

5-12-04

Date

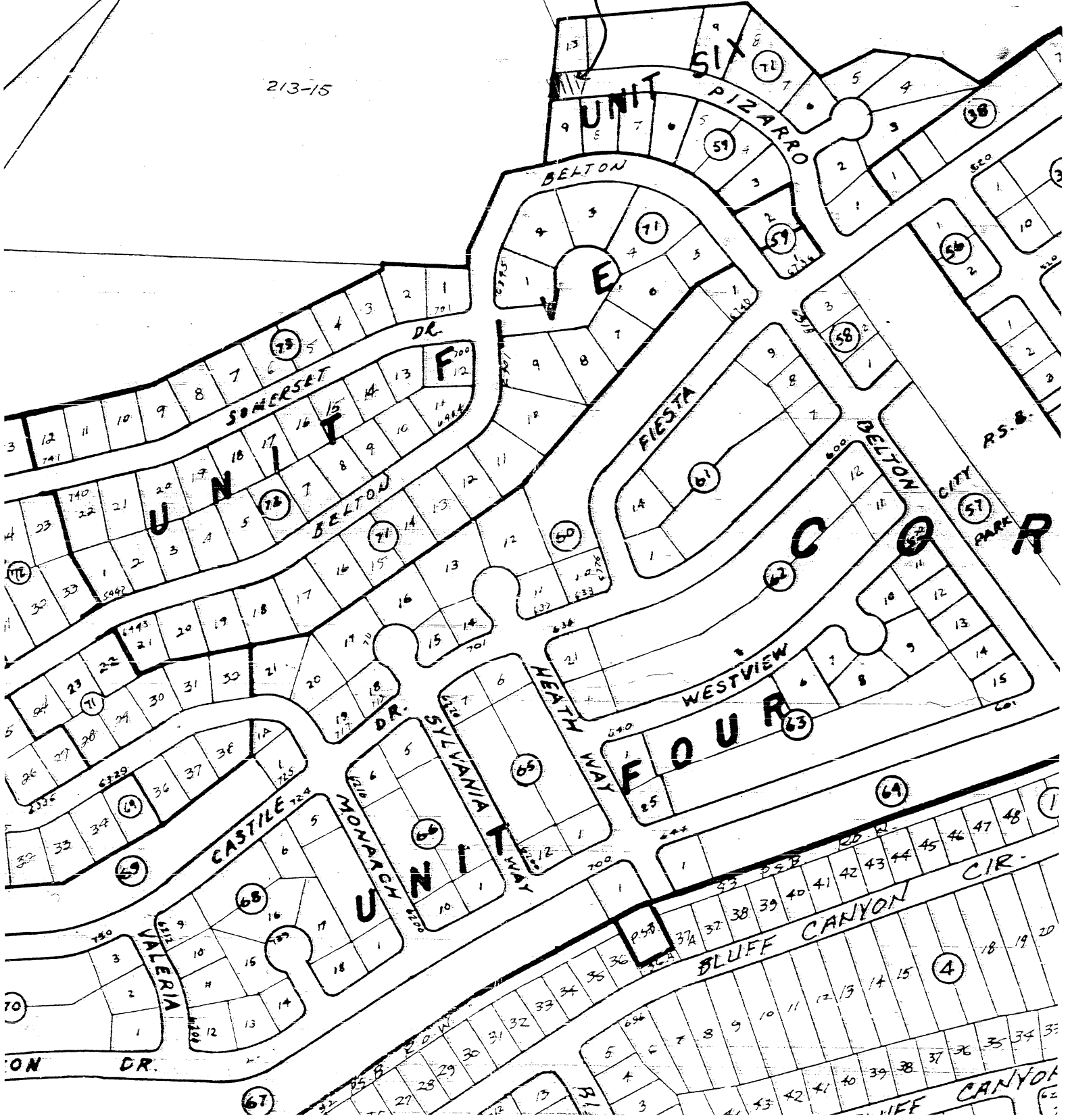


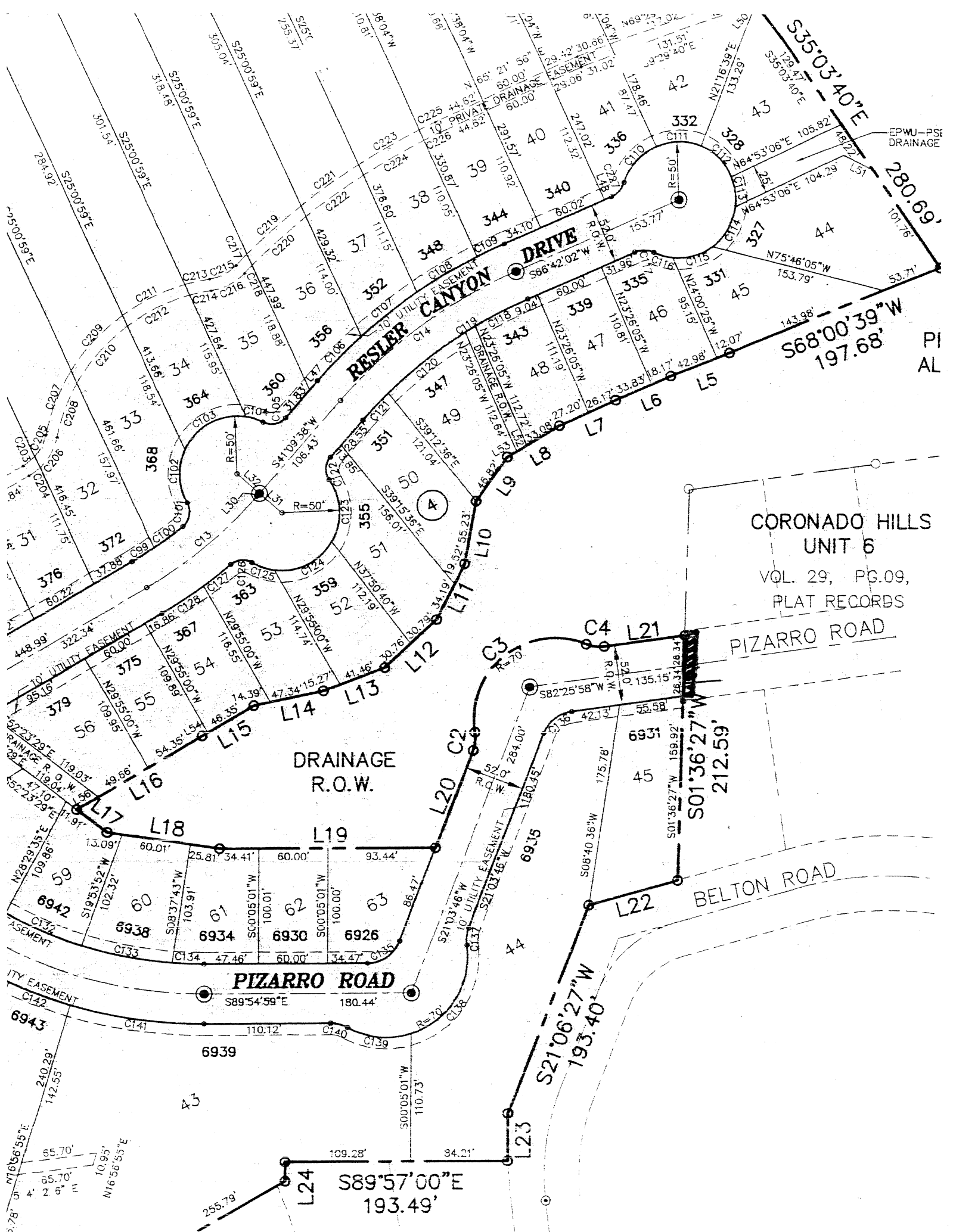


213-15A

213-15

SUBJECT VACATION





CORONADO HILLS  
UNIT 6

VOL. 29, PG.09,  
PLAT RECORDS

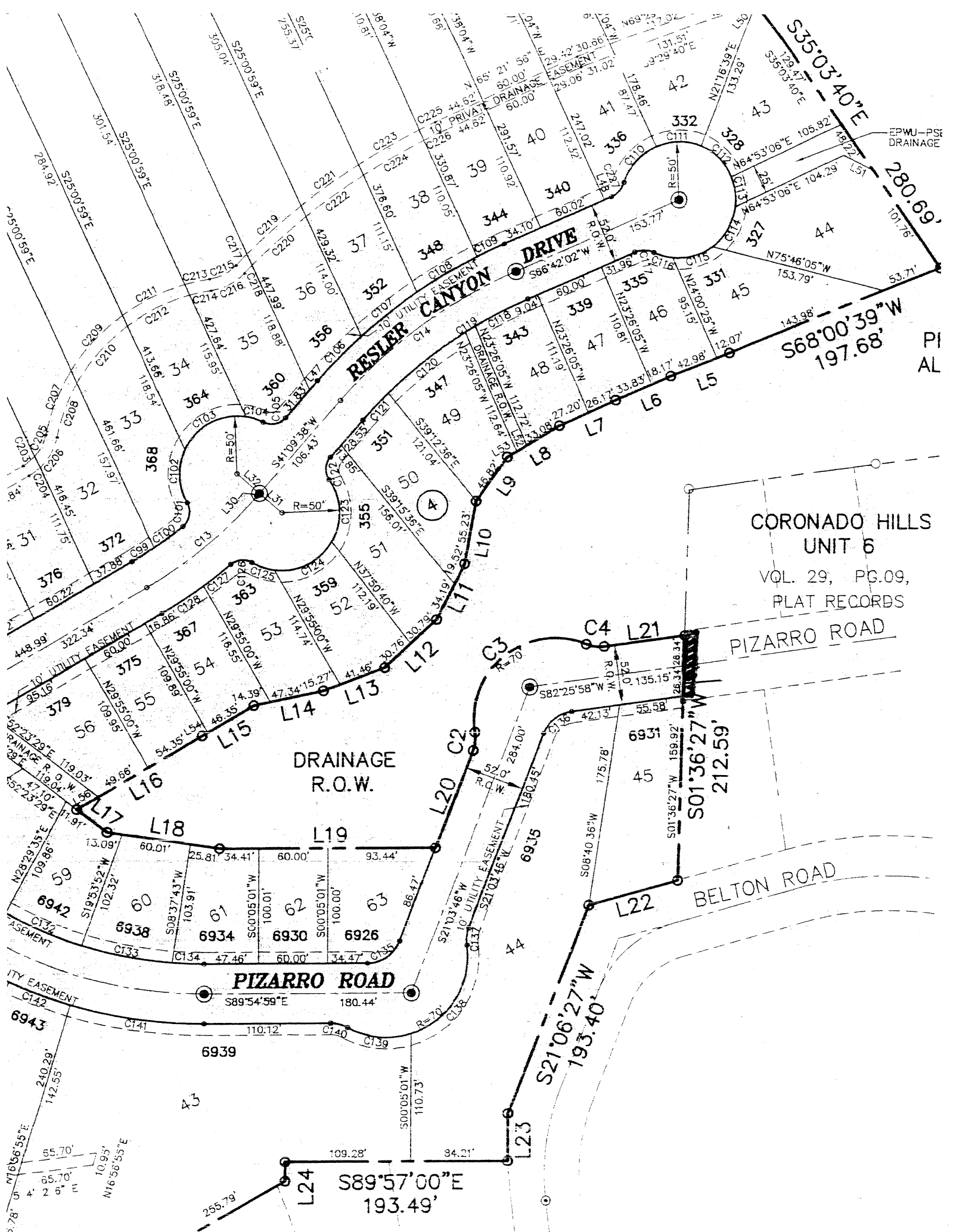
PIZARRO ROAD

BELTON ROAD

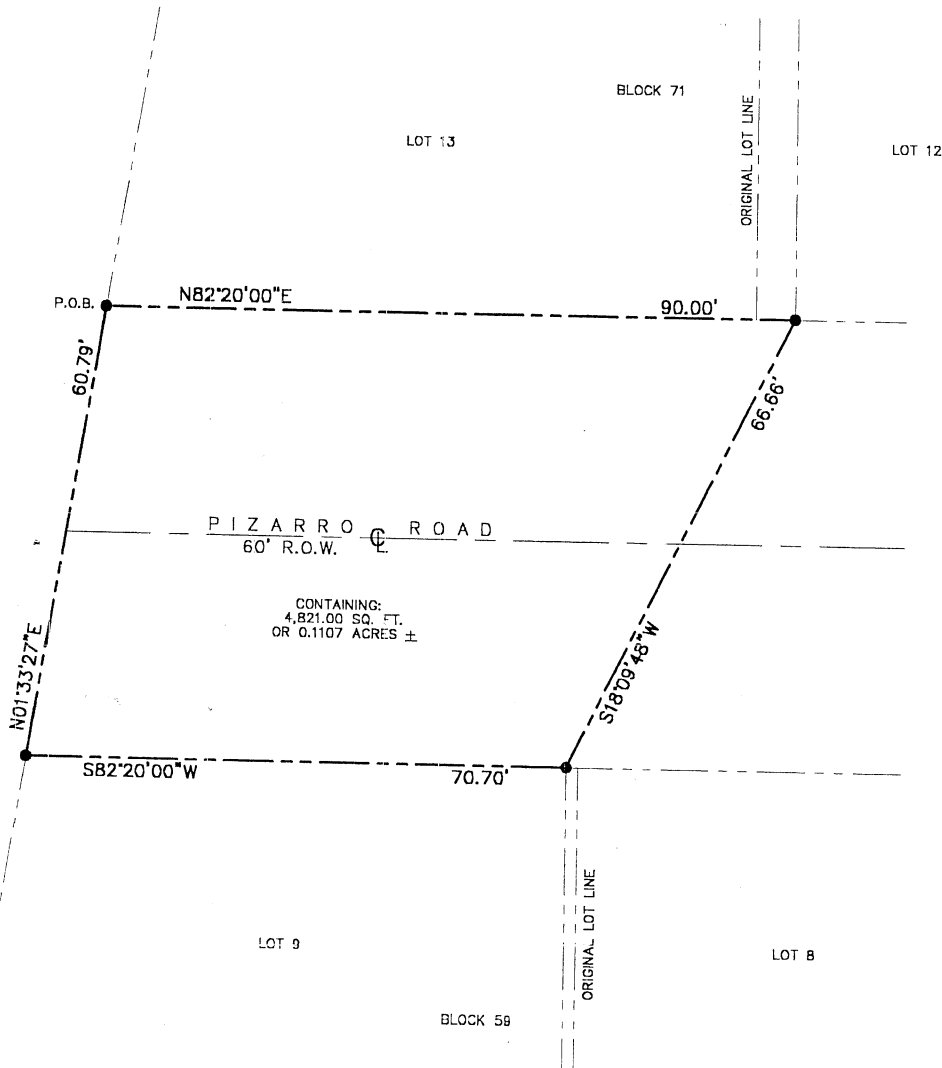
RESLER CANYON  
DRIVE

PIZARRO ROAD

DRAINAGE  
R.O.W.



# Information Copy



NOTE:  
THIS SURVEY WAS  
DONE WITHOUT THE  
BENEFIT OF A  
TITLE COMMITMENT.

SCALE 1"=20'

COPYRIGHT © 2004 CAD CONSULTING CO. ALL RIGHTS RESERVED

## CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING  
BOUNDARY SURVEY WAS MADE ON THE  
GROUND AND UNDER MY SUPERVISION AND  
IS TRUE AND CORRECT TO THE BEST OF  
MY KNOWLEDGE AND BELIEF. THAT THERE  
ARE NO ENCROACHMENTS EXCEPT AS  
SHOWN HEREON.

CARLOS M. JIMENEZ  
R.F.L.S. No. 3950

JOB # 241231 DATE: 05-28-04 FIELD: MS OFFICE: EA FILE: NET:\ENRIQUE\2004\241231  
LOCATED IN ZONE c PANEL # 480214-0027-D DATED 01-03-97  
RECORDED IN VOLUME 29 PAGE 9 , PLAT RECORDS, EL PASO COUNTY, TX

SEE EXHIBIT "A"  
A PORTION OF PIZARRO ROAD  
CORONADO HILLS UNIT 6  
CITY OF EL PASO, EL PASO COUNTY, TEXAS



CONSULTING COMPANY  
1790 LEE TREVINO DRIVE SUITE 309  
EL PASO, TEXAS 79936  
(915) 633-6422

Being a portion of Pizarro Road,  
Coronado Hills Unit 6,  
City of El Paso, El Paso County, Texas  
May 28, 2004

**METES AND BOUNDS DESCRIPTION**  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of a parcel of land being a portion of Pizarro Road, Coronado Hills Unit 6, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a point located at the most southwesterly corner of Lot 13, Block 71, same being the northerly right-of-way line of Pizarro Road (60' R.O.W.) and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said most southwesterly corner and along said northerly right-of-way line, North 82°20' 00" East, a distance of 90.00 feet to a point;

**THENCE**, leaving said northerly right-of-way line, South 18°09' 48" West, a distance of 66.66 feet to the southerly right-of-way line of Pizarro Road and the northerly boundary line of Lot 9, Block 59;

**THENCE**, along said southerly right-of-way line of Pizarro Road and the northerly boundary line of Lot 9, Block 59 South 82°20' 00" West, a distance of 70.70 feet to a point;

**THENCE**, leaving said southerly right-of-way line of Pizarro Road and the northerly boundary line of Lot 9, Block 59 North 01°33' 27" West, a distance of 60.79 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 4,821.00 square feet or 0.1107 Acres of land more or less.



Carlos M. Jimenez  
Registered Professional Land Surveyor  
Texas No. 3950

CAD CONSULTING COMPANY.  
1790 Lee Trevino Suite #309  
El Paso, Texas 79936  
(915) 633-6422  
Job# :241231